

Clifford E. Nadland.

Los Angeles, Cal., March 1, 1911.

Price-list of lots in Van Nuys Townsite
San Fernando Valley.

Dimensions of various lots shown on plat of said townsite.
Where the acreage of lots are shown, same is computed to the
center of the street adjoining same.

Lots not listed not on the market.

Prices subject to change without notice at the discretion
of the management.

Schedule of Improvement Discounts.

DISCOUNTS TO BUILDERS.

Twenty-five percent discount on the sale price of the lots
will be given to the builders of the first twenty-five business
blocks, the same to occupy one or two twenty-five foot lots,
and twenty-five percent discount will be given to the builders
of the first one hundred homes in the Town of Van Nuys. At least
two twenty-five foot lots, or one fifty-foot lot, must be left
between buildings receiving this bonus.

Mission, or Pompeian design, or constructed of tile, brick, cement,
concrete, or stone, or with plastered exterior.

The above discounts to be credited on the ^{last} deferred pay-
ments of the purchase price, no interest charged on the portion of
the purchase price so discounted.

In order to secure the above discount, the purchaser must
commence building within 30 days after the date of purchase, and
prosecute diligently to completion.

Terms.

One-fourth cash; one-fourth in six months; one-fourth in
12 months; one-fourth in 18 months; interest at 6%, on deferred
payments from date of purchase.

If the purchaser improves his property by the erection of
a dwelling house or business building conforming with restrictions,
terms of payment may be changed as follows:

One-fourth cash, one-fourth in one year, one-fourth
in two years, one-fourth in three years, with interest at six
per cent.

Reservations.

There will be reserved along the rear line of all lots,
not having alleys in the rear, right of way for pipe lines, pole
lines, and conduits for the transportation of water, gas, sewage,
and electric energy for heat, light, power, telephone, telegraph,
and other purposes.

In addition to rights of way reserved for pipe lines and
conduits, deeds and other conveyances will be made subject to the
conditions of a contract for water and payment therefor, to be
entered into with the city of Los Angeles.

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Schedule of Improvement Discounts.

Credits or improvement discounts will be allowed to those who build dwelling houses or business buildings as follows:

a credit will be allowed on the purchase price, equal to one-half the cost of the dwelling or business building built, provided that the credit or discount shall in no case exceed twenty-five per cent of the selling price of the lot on which improvements are erected

All such buildings for which discounts are granted must be of such exterior design as shall be approved by the Townsite management, and if constructed of wood, must be painted.

All buildings costing \$5,000 or over for the erection of which a credit or improvement discount is allowed, must be of Moorish Mission, or Pompeian design, or constructed of tile, brick, cement, concrete, or stone, or with plastered exterior.

The above discounts to be credited on the ^{last} deferred payments of the purchase price, no interest charged on the portion of the purchase price so discounted.

In order to secure the above discount, the purchaser must commence building within 30 days after the date of purchase, and prosecute diligently to completion.

Terms.

One-fourth cash; one-fourth in six months; one-fourth in 12 months; one-fourth in 18 months; interest at 6%, on deferred payments from date of purchase.

If the purchaser improves his property by the erection of a dwelling house or business building conforming with restrictions, terms of payment may be changed as follows:

One-fourth cash, one-fourth in one year, one-fourth in two years, one-fourth in three years, with interest at six per cent.

Reservations.

There will be reserved along the rear line of all lots, not having alleys in the rear, right of way for pipe lines, pole lines, and conduits for the transportation of water, gas, sewage, and electric energy for heat, light, power, telephone, telegraph, and other purposes.

In addition to rights of way reserved for pipe lines and conduits, deeds and other conveyances will be made subject to the conditions of a contract for water and payment therefor, to be entered into with the city of Los Angeles.

Restrictions.

There will be a restriction in conveyances and deeds that there shall be no saloons opened or conducted on any of said lots, with provision for forfeiture of title in event of violation of such restriction.

All oil rights, minerals, petroleum and kindred substances, and natural gas under or in said lands are specifically reserved, it being the intent of this reservation to prevent the exploration or use of said lands for oil or mineral purposes, and the owners and sellers agree that they will no bore for oil, gas or petroleum on said lands, or mine the same for minerals, nor will they grant to any person or persons permission to mine or bore on said lands at any time.

There will be restrictions governing the character and style and cost of dwelling houses and business buildings that may be erected, also restricting business to certain portions of the townsite, restricting other portions for residence purpose only, and such other restrictions as may in the best judgment of the townsite management be required, for the building of a high class suburban town, or as may, in their judgment, be considered necessary or wise for the best interests of all concerned, including a restriction that all buildings with wooded exterior and out-buildings and fences must be painted or stained; also restrictions as to the building line with respect to distance back from property line.

Notice is particularly called to this matter of restriction and to the fact that detailed outline of the same is on file in the townsite office at 319 South Hill Street, Los Angeles, open for inspection at all times, during business hours, and intending purchasers are requested to inspect the same and make themselves familiar therewith.

Rules and Regulations.

The within stated prices, terms, conditions, restrictions, reservations, schedule of improvement discounts, and manner of subdivision of the townsite map, may be modified, or others added thereto as circumstances may demand, or in the opinion of the townsite management be required, without notice.

The contracts of sale to be issued by the Title Insurance and Trust Company, contain the only statements or promises for which the townsite management will be responsible.

All agents and representatives are requested to see that checks for or on account of the purchase of lots be made payable direct to the Title Insurance and Trust Company, and not to any individuals to be by them indorsed over. All binding receipts, options, contracts and other conveyances will be executed by the Title Insurance & Trust Company.

No receipt or other instrument in writing will be executed unless there has been paid at least ten (10) per cent of the purchase price. The balance of twenty-five (25) per cent of the purchase price must be paid within ten (10) days.

The management reserves the right to refuse to sell any of these lands to any person whom in their best judgment may be undesirable.

Block	Lot	Price per Lot	Block	Lot	Price per lot
1	1	\$9,000	8	1	750
1	2	3,500		2-6 inc	600
1	3	3,200		7-11 "	500
1	4	3,000		12	1100
1	5	2,800		13	1000
1	6	8,000		14-18	500
				19-23 inc	600
				24	750
2	1	2,250			
2	2	2,000	9	1	375
2	3	1,900		30	375
2	4	1,800		2-12 inc	300
2	5	1,500		19-29 "	300
2	6	1,650		13-17 "	900
2	7	2,000		18	1500
2	8	2,200	10	See Forward	
2	9	2,500	11	" "	
2	10	2,750			
3	See subdivision		12	1	375
4	1	875		2-11 inc	300
4	2-6 inc	700		12	375
4	24	875		13	375
				14-23 inc	300
4	23-19 inc	700		24	375
4	12	1,200			
4	7-11 "	600	13	1	375
4	13	1,200		2-11 inc	300
4	14-18 inc	600		12	375
				13	375
5	1	750		14-23 inc	300
5	2-6 inc	600		24	375
5	7-11 "	500			
	12	1,000	14	1	437.50
	13	437.50		2-11 inc	350
	14-25 inc	350		12	437.50
	26-36 "	400		13	375
	37	500		14-23 inc	300
				24	375
6	1	500	15	1	625
	2-12 inc	400		2-6 inc	500
	13-24 "	350		7-11 "	450
	25	437.50		12	562.50
	26	1,000		13	437.50
	27-31 "	500		14-23 inc	350
	32-36 "	600		24	437.50
	37	750			
7	1	875	16	1	437.50
	2-6 inc	700		2-11 "	350
	7-11 "	600		12	437.50
	12	1,100		13	562.50
	13	1,100		14-18 "	450
	14-18 "	500		19-23 "	500
	19-23 "	600		24	625
	24	750			

Block	Lot	Price per lot	Block	Lot	Price per lot
17	1	\$ 437.50	24	1-2 together	\$2,250
	2-11 inc	350		5-6 "	2,250
	12	437.50		3-4 inc	1,000
	13	437.50		7-12 "	350
	14-23 "	350		13	437.50
	24	437.50		14	437.50
18	1	500		15-20 "	350.
	2-11 "	400	25	1-2 together	2,250
	12	500		5-6 "	2,250
	13	437.50		3-4 inc	1,000
	14-23 "	350		7-12 "	350
	24	437.50		13	437.50
19	1	500		14	562.50
	2-11 "	400		15-20 "	450
	12	500	26	1-2 together	2,250
	13	500		5-6 "	2,250
	14-23 "	400		3-4 inc	1,000
	24	500		7-12 "	450
20	1	406.25		13	562.50
	2-11 "	325		14	562.50
	12	406.25		15-20 "	450
	13	500	27	1	(Reserved)
	14-23 "	400		6	"
	24	500		2-5	"
21	1	406.25		7-12 "	450
	2-11 "	325		13	562.50
	12-13	406.25		14	400.
	14-23 "	325	28	1&2 together	3,000
	24	406.25		3-10 inc	1,000
22	1	2,000		11&12 together	4,000
	2	1,800		13-19 inc	400
	3	1,800		20	500
	4	(Sold)		21	750
	5	1,000		22-28 "	600
	6	1,500		29-36 "	700
	7	1,800	29	1&2 together	4,000
	8	1,800		3-10 inc	1,200
	9	2,000		11-12 Reserved	
23	1-2 together	2,250		13-20 inc	700
	3-20 inc	1,000		21-27 "	600
	21-22 together	2,250		28	750
	23	1,200		29	937.50
	24	1,100		30-36 "	750.
	25	1,200		37-44 "	850
	26	1,800	30	1&2 together	5,000
	27	1,800		3-10 inc	1,200
	28	2,200		11-12 together	5,000
				13-20	850
				21-27 inc	750
				28	937.50
				29	750

Block	Lot	Price per lot	Block	Lot	Price per lot
30	30-36 inc \$	600	37	22-24 inc \$	400
	37-44 "	700		25-28 "	500
31	1&2 togeth.	4,000	38	1&2 togeth.	4,000
	3-10 inc	1,100		11-12 "	3,500
	11-12	3,500		3-10 inc	1,100
	13-20 inc	700		13-20 "	700
	21-27 "	600		21-27 "	600
	28	750		28	750
	29	500		29	500
	30-32 "	400		30-32 inc	400
	33-36 "	500		33-36 "	500
32	1&2 togeth	3,500	39	1-12 inc	(Sold)
	11-12 "	2,500		13-20 "	850
	3-10 inc	1,000		21-27 "	750
	13-16 "	500		28	937.50
	17-19 "	400		29	750
	20	500		30-36 "	600
	21	500		37-44 "	700
	22-24 "	400			
	25-28 "	500	40	1-2 togeth.	4,000
33	16-18 inc Reserved			11-12 "	5,000
	5-10 "	350		3-10 inc	1,200
	11	437.50		13-20 "	700
	12	437.50		21-27 "	600
	13-15 inc	350		28	750
				29	937.50
34	1	2,500		30-36 "	750
	2	2,000		37-44 "	850
	3	2,000	41	1&2 togeth.	3,000
	4	2,500		3-4 inc	1,000
	5-6 inc	1,000		6-12 inc taken for Elec.Depot	
	7	1,200		13-19 "	400
35	1-2-3 togeth.	5,000		20	500
	4	500		21	750
	5	600		22-27 "	600
				28-36 for Elec.Depot	
36	1	2,500	42	1	(Reserved)
	2	2,000		6	"
	5-10 inc	350		2-5	"
	11	437.50		7-12	450
				13	562.50
37	1&2 togeth.	3,500		14	500
	11&12 "	2,500		15-20 inc	400
	3-10 inc	1,000	43	1-2 togeth.	2,250
	13-16 "	500		5-6 "	2,250
	17-19 "	400		3-4 inc	1,000
	20	500		7-12 "	450
	21	500		13	562.50
				14	562.50
				15-20 inc	450

Block	Lot	Price per lot	Block	lot	Price per lot
44	1&2 togeth.	\$2,250	53	1	\$ 437.50
	5&6 "	2,250		12	437.50
	3-4 inc	1,000		2-11 inc	350.
	7-12 "	350		13	562.50
	13	437.50		14-18 "	450
	14	562.50		19-23 "	500
	15-20 "	450.00		24	625.
45	1-2 togeth.	2,250	54	1	625.
	5-6 "	2,250		2-6 "	500
	3-4 inc	1,000		7-11 "	450
	7-12 "	350		12	562.50
	15-20 "	350		13	437.50
	13	437.50		24	437.50
	14	437.50		14-23 "	350
46)			55	1	437.50
47)(see forward)				12	437.50
48	1	406.25		2-11 inc	350
	12	"		13	375
	13	"		24	375
	24	"		14-25 "	300
	2-11 inc.	325	56	1	375
	14-23 "	325		12	375
49	1	406.25		13	375
	12	406.25		24	375
	2-11 inc	325.		2-11 inc	300
	13	500		14-23 "	300
	24	500	57	1	375
	14-23 inc	400		12	375
50	1	500		13	375
	12	500		24	375
	13	500		2-11 inc	300
	24	500		14-23 "	300
	2-11 inc	400	58	1	600
	14-25 "	400		2-3 inc	500
51	1	500		4-5 "	450
	12	500		6	500
	2-11 "	400	59	1	500
	13	437.50		2	400
	24	437.50		3	400
	14-23 "	350		4	400
52	1	437.50		5	400
	12	437.50		6	350
	13	437.50		7	350
	24	437.50		8	350
	2-11 inc	350		9-10-11	300
	14-23 inc	350		12	400

Block	Lot	Price per lot	Block	Lot	Price per lot
60	1	\$1,250	68		(See Forward)
	2-6 inc	1,000	69	1	\$ 1,800
	7-11 "	900		2	1,400
	12	1,500		3	1,300
61	1	750		4	1,200
	24	750		5	1,100
	2-6 "	600		6	1,350
	19-23 "	600	70	1	1,200
	7-11 "	500		2	900
	14-18 "	500		3	900
	12	1,100		4	800
	13	1,100		5	800
62	1	875		6	1,000
	24	875	71	1	2,500
	2-6 inc	700		2-3 inc	2,000
	19-23 "	600		4	2,500
	7-11 "	600		5-6 "	1,000
	12	1,100		7	1,200
	13	1,100			
	14-18 inc	500			
63	1	500			
	2-12 "	400			
	13-24 "	350			
	25	437.50			
	26	1,000			
	27-31 "	500			
	32-36 "	600			
	37	750			
64	1	750			
	2-6 "	600			
	7-11 "	500			
	12	1,000			
	13	437.50			
	14-25 "	350			
	26-31	400			
	32-36	600			
	26-36	400			
	37	500			
65	1	875			
	24	875			
	2-6 "	700			
	19-23 "	700			
	7-11 "	600			
	12	1,100			
	13	1,100			
	14-18	600			
66	(See Subdivision)				

FORWARDED

Block	Lot	Price per lot
10	1	\$1,800
	2	1,400
	3	1,300
	4	1,200
	5	1,100
	6	1,350
11	1	1,250
	2	900
	3	900
	4-5 inc	800
	6	1,000
46	1&2 toget.	2,250
	21&22 "	2,250
	4-20 inc	1,000
	23	1,200
	24	1,100
	25	1,200
	26	1,800
	27	1,800
	28	2,200
47	1	2,000
	2-3 inc	1,800
	4	(Sold)
	5	1,000
	6	1,500
	7-8 "	1,800
	9	2,000
67	1	2,250
	2	2,000
	3	1,900
	4	1,800
	5	1,500
	6	1,650
	7	2,000
	8	2,200
	9	2,500
	10	2,750
68	1	9,000
	2	3,500
	3	3,300
	4	3,000
	5	2,800
	6	8,000

SUBDIVISION

<u>Subdivision</u>	<u>Block</u>	<u>Lot</u>	<u>Price per lot.</u>
A	3	1	\$437.50
		12	437.50
		2-11 inc	350
		13	437.50
		24	437.50
		14-23 inc	350.
B	3	1	375
		12	375
		13	375
		24	375
		2-11 inc	300
		14-23 "	300
D	3	1	437.50
		12	437.50
		13	437.50
		24	437.50
		2-11 inc	350
		14-23 "	350
C		1	375
		12	375
		13	375
		24	375
		2-11 inc	300
		14-23 inc	300
E		1,12,13, 24 each	437.50
		2-11 inc	350
		14-23 inc	350
F		1,12,13,24 each	375
		2-11 inc	300
		14-23 "	300
G		1,12,13,24 each	375
		2-11 inc	300
		14-23 "	300
H		1,12,13,24, each	437.50
		2-11 inc	350
		14-23 "	350